

unpaid, he shall immediately thereafter make up a list of all delinquents assessed with real estate, giving the names of the persons assessed, with a brief description of the property, the district of its location and such other description as the County Treasurer in his discretion may deem necessary to render the same possible of identification, together with the amount of taxes in arrears thereon, including all taxes on personalty in arrears by the owner of said real estate, with a notice appended that if said taxes, together with all interest, costs, expenses (which said expenses shall include Ten Dollars (\$10.00) for an attorney's fee and an auctioneer's fee of a sum not exceeding Five Dollars (\$5.00) and pro rata Court costs for each property sold) and commissions accrued and to accrue are not paid before the third Tuesday in May next ensuing, the Treasurer will proceed at 10 o'clock A. M., on that day at the Court House in said County to offer said property for sale to the highest bidder for cash, which list and notice shall be published at least three successive weeks prior to the third Tuesday in May appended to said report. The said Court shall examine the said proceedings, and if the said proceedings appear to be regular and the provisions of law in relation thereto have been substantially complied with, shall enter in one Order Nisi, similar to and published in the same manner as in the case of judicial sales by trustees, warning all persons interested in the property sold to appear on or before the day designated in such order to show cause why the same should not be finally ratified and confirmed on a day to be designated in said order which shall not be less than thirty nor more than sixty days from the date of the order. The purchaser at any such sale shall be deemed to be a party in interest in the same manner as a purchaser at an ordinary judicial sale. Such Order Nisi shall be published in such manner as the Court shall direct but not less than once a week for four successive weeks. After hearing exceptions, if any, the Court in its discretion shall in one order finally ratify and confirm all sales so made and then entitled to be ratified and confirmed, and the purchaser or purchasers of said property shall, if having fully complied with the terms of sale, have a fee simple title to the said property; but if, in the judgment of the Court, good cause be shown against the ratification of the sale of any parcel of land or other property so sold, the said sale shall be set aside as to such parcel or property, in which case the said County Treasurer shall, and he is hereby authorized to, within thirty days, proceed to a new sale of said property, out of the re-sale of which shall be refunded the purchase money paid to the County Treasurer on said rejected sale, and all taxes assessed on said property since said sale, and all costs and expenses properly incurred in said Court, with interest on all such sums from the time of payment, but such sale shall not be set aside if the provisions of law appear to have in a newspaper of general circulation in Queen Anne's County; and upon the third Tuesday in May of each year the County Treasurer shall proceed to sell under the terms of said notice all property upon which taxes are in arrears and interest, costs, expenses and commissions re accrued thereon and not paid and shall continue such sale from day to day on each secular day, legal holidays excepted, from 10 o'clock A. M. to 3 o'clock P. M., until all of said property shall have been offered and disposed of. The purchasers at such sales shall be entitled to immediate possession and the right of immediate possession of the property so sold, and to the rents accruing therefrom from the day of sale (subject, nevertheless, to an accounting therefor upon redemption of the